



PLANNING COMMISSION AGENDA

LEE BRAND, Chair

Commission Members
ROJELIO VASQUEZ, Vice Chair
LORI CHERRY
NAT DIBUDUO
HAL KISSLER
CHARLES VANG

Planning and Development
Director/Secretary
NICK P. YOVINO

Deputy City Attorney
KATHRYN C. PHELAN

The Planning Commission welcomes you to this meeting.

February 1, 2006

Wednesday

6:00 p.m. to 9:30 p.m.

COUNCIL CHAMBER

2600 FRESNO STREET

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, signers, assistive listening devices, or translators should be made one week prior to the meeting. Please call Planning and Development staff at 621-8277.

Metered parking is in effect throughout the downtown area. The general public wishing to attend a Planning Commission meeting at City Hall may park after 5 p.m. in the parking lot at the northeast corner of Tulare and P Streets or in the parking lot east of City Hall across the railroad tracks. Both parking lots have entrances from Tulare Street, and parking restrictions have been relaxed in these lots for those in attendance at the Commission meeting.

- I. **ROLL CALL**
- II. **PLEDGE OF ALLEGIANCE**
- III. **PROCEDURES**

For each matter considered by the Commission, there will first be a staff presentation, followed by a presentation from the project applicant. Testimony from supporters of the project will then be taken, followed by testimony from those in opposition. The applicant will have the right to a final rebuttal presentation prior to closing the public hearing.

In accordance with Section 13 of Article 2 of the Planning Commission Rules and Regulations governing length of public debate, all public testimony from those in support and opposition of the project will be limited to five minutes per person. The three lights on the podium next to the microphone will indicate the amount of time remaining for the speaker. The green light will be turned on when the speaker begins. The yellow light will come on with a soft bell ring when one minute is remaining. The speaker should be completing the testimony by the time the red light comes on with a final bell indicating that time has expired.

If you challenge these land use matters in court, you may be limited to raising only those issues you or someone else raised in oral or written testimony at or before the close of the hearing.

IV. AGENDA APPROVAL

- A. Consent Calendar Requests
- B. Continuance Requests
- C. Other Agenda Changes

V. CONSENT CALENDAR

All Consent Calendar items are considered by the Planning Commission to be routine and will be enacted in one motion. There will be no separate discussion of these items unless requested, in which event the items will be removed from the Consent Calendar and considered prior to approval of the Consent Calendar. If any member of the public wishes to have a specific item removed for discussion, be present when the meeting is called to order and the Chair announces the Consent Calendar. Commission approval of Consent Calendar items for which there is no discussion shall constitute adoption of the staff recommendation.

- A. Minutes – Meeting Minutes of December 7 and 21, 2005
- B. Communications
- C. Entitlements

VI. REPORTS BY COMMISSIONERS

VII. CONTINUED MATTERS

- A. Consideration of Rezone Application No. R-04-48, Conditional Use Permit Application No. C-04-126, and environmental findings, filed by Vigen and Associates on behalf of James Medina, pertaining to 0.19 acre of property located on the southeast corner of East Princeton Avenue and North Van Ness Boulevard. ***(Continued from meetings of September 21, October 5 and 19, December 7, 2005, January 4, 2006.)***
 - 1. Environmental Assessment No. R-04-48/C-04-126, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 - 2. Rezone Application No. R-04-48 proposes to rezone the subject property from the R-1 (*Single Family Residential*) zone district to the C-5/cz (*General Commercial/conditions of zoning*) zone district.
 - 3. Conditional Use Permit Application No. C-04-126 proposes authorization to allow the use of the existing building as an automobile repair facility at the existing historic Russ Clements Gas Station located at 2740 North Van Ness Boulevard.
 - Tower District Specific Plan Area
 - Fresno High-Roeding Community Plan Area
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Mike Sanchez
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)

VIII. NEW MATTERS

- A. Consideration of an appeal of the action of the Planning and Development Director approving Conditional Use Permit Application No. C-05-101, and environmental findings, filed by Copper River Ranch, LLC., pertaining to approximately 0.28 acre of property located on the east side of North Friant Road between East Copper Avenue and the San Joaquin River.
1. Environmental Assessment No. C-05-101, determination of Initial Study to file a Mitigated Negative Declaration.
 2. Conditional Use Permit Application No. C-05-101 proposes the construction of four water well pump stations within the Copper River Ranch development. The proposed pump station facilities will pump groundwater into the city's municipal water distribution system and has been configured to use water remediation tools such as an iron manganese filtration system, a granulated activated carbon (GAC) treatment system and/or an air-stripping tower. The pump station facility will be constructed in three phases on Outlots A, B, C, and D of Tract Map No. 5205/UGM.
 - Woodward Park Community Plan Area
 - Council District 6 (Councilmember Duncan)
 - Staff Member: Dawn Marple
 - Staff Recommendation: Deny Appeal; Uphold Director's Action to Approve
 - May be considered by City Council
- B. Consideration of Tentative Tract Map No. 5062/UGM, and environmental findings, filed by R.W. Greenwood Associates on behalf of DMP Development Corporation, pertaining to approximately 9.21 acres of vacant property zoned R-2/UGM (*Low Density Multiple Family Residential District/Urban Growth Management*) located on the east side of North Brawley Avenue between West Ashlan and West Dakota Avenues.
1. Environmental Assessment No. T-5062, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Tentative Tract Map No. 5062/UGM proposes to subdivide the subject property into a one-common-lot condominium subdivision with 104 units previously approved per Conditional Use Permit Application No. C-03-78.
 - West Area Community Plan
 - Council District 1 (Councilmember Boyajian)
 - Staff Member: Paul Bernal
 - Staff Recommendation: Approve
 - May be considered by the City Council

VIII. NEW MATTERS - *Continued*

- C. Consideration of Rezone Application No. R-05-24, Vesting Tentative Tract Map No. 5500/UGM, and environmental findings, filed by Union Community Holdings, pertaining to approximately 8.36 acres of property located south and west of the southwest corner of South Temperance Avenue and East Kings Canyon Road.
1. Environmental Assessment No. R-05-24/T-5500, determination of Initial Study to file a Finding of Conformity to MEIR No. 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-24 proposes to rezone the subject property from the AE-20/UGM (*Exclusive Twenty Acre Agricultural/Urban Growth Management*) zone district to the R-1/UGM (*Single Family Residential/Urban Growth Management*) zone district.
 3. Vesting Tentative Tract Map No. 5500/UGM proposes to subdivide the subject property into a 36-lot (plus 3 outlots) single family residential subdivision.
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: David Braun
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Vesting Tentative Tract Map
 - Will be considered by City Council (Rezone Application only)
- D. Consideration of Rezone Application No. R-05-78, Conditional Use Permit Application No. C-05-209, and environmental findings, filed by AMCAL Multiple Family Inc., pertaining to approximately 4.91 acres of property located on the north side of East Jensen Avenue between South Elm and South Clara Avenues.
1. Environmental Assessment No. R-05-78/C-05-209, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-78 proposes to rezone the subject property from the R-A (*Single Family Residential Agricultural*) zone district to the R-2 (*Low Density Multiple Family Residential*) zone district.
 3. Conditional Use Permit Application No. C-05-209 proposes the construction of a 69-unit multiple family residential complex. The complex is proposed to be gated and will include a clubhouse and common open space for residents.
 - South Fresno Industrial Revitalization Redevelopment Project Area
 - Edison Community Plan Area
 - Council District 3 (Councilmember Sterling)
 - Staff Member: Arnoldo Rodriguez
 - Staff Recommendation: Recommend Approval of the Rezone Application;
Approve Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)

VIII. NEW MATTERS - *Continued*

- E. Consideration of Rezone Application No. R-05-92, Conditional Use Permit Application No. C-05-226, and environmental findings, filed by Taylor Group Architects on behalf of SADI LLC., pertaining to 9.98 acres of property located along the east side of South Maple Avenue between the Union Pacific Railroad and East Florence Avenue.
1. Environmental Assessment No. R-05-92/C-05-226, determination of Initial Study to file a Finding of Conformity to MEIR 10130 for the 2025 Fresno General Plan.
 2. Rezone Application No. R-05-92 proposes to rezone the subject property from the R-2/UGM/cz (*Low Density Multiple Family Residential/Urban Growth Management/conditions of zoning*) zone district to the R-2/UGM (*Low Density Multiple Family Residential/Urban Growth Management*) zone district.
 3. Conditional Use Permit Application No. C-05-226 proposes the construction of a 160-unit multiple family residential complex.
 - Southeast Fresno Revitalization Redevelopment Project Area
 - Roosevelt Community Plan Area
 - Council District 5 (Councilmember Dages)
 - Staff Member: Stratis Perros
 - Staff Recommendation: Recommend Approval of the Rezone Application;
 - Approve Conditional Use Permit Application
 - Will be considered by City Council (Rezone Application only)

IX. REPORT BY SECRETARY

- A. Discussion and direction on single family residential project design principles (*Continued discussion from January 4, 2006*)
- B. Discussion and direction regarding public street infrastructure in the West Area Community Plan area (*Continued discussion from January 4, 2006*)

X. UNSCHEDULED ORAL COMMUNICATIONS

- A. Appearance by James Oakes AIA (E) Architect-Planner requesting an amendment to the text of the Tower District Specific Plan

You may address the Planning Commission at the conclusion of the Commission meeting regarding matters of public interest that are not listed on the agenda and that are within the Commission's jurisdiction. Please be present at the conclusion of the meeting if you wish to be heard. Anyone wishing to be placed on the Planning Commission agenda should contact the Planning and Development Department, (559) 621-8277, at least 10 days before the desired appearance date.

XI. ADJOURNMENT